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HOUSING ELEMENT

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**ADOPTED JULY 23, 2002
(Amended August 11, 2003)**

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HOUSING ELEMENT

INTRODUCTION

The Housing Element is a statement of Cotati's vision regarding existing and future housing needs. The current Housing Element was adopted by the City Council in 1992 and certified by the State Department of Housing and Community Development (HCD).

The revised Housing Element consists of two sections. Section One contains the goals, policies and implementation programs. Section Two contains an analysis of the housing needs of all economic segments of the community. The goals and policies are based on the needs identified in Section Two.

An overall goal of the Cotati Housing Element is to achieve an adequate supply of safe, decent housing for all residents of Cotati. In order to achieve this goal, the policies and programs of the Housing Element address several major issues:

- Maintaining and preserving the existing housing stock;
- Preserving of the character of Cotati's residential neighborhoods;
- Meeting the City's regional housing needs allocations; and
- Providing additional affordable housing.

The Housing Element addresses the requirements of State Government Code Section 65583. The format of the Housing Element follows specific State guidelines with respect to the subjects covered and the data that is analyzed.

The City has a commitment to Cotati residents to maintain the identity and quality of the residential neighborhoods. At the same time, the City also recognizes that it should meet its share of regional housing needs. The Housing Element articulates Cotati's housing goals and establishes policies and programs to guide decision-makers to meet the community's housing needs.

RELATIONSHIP OF THE HOUSING ELEMENT TO THE GENERAL PLAN

Consistency of the Housing Element with the other elements of the City's General Plan is essential to having a complete and legally adequate General Plan. This updated Housing Element has been reviewed to ensure that it is consistent with the City's General Plan. Consistency with other General Plan Elements would be maintained by the Planning Commission's annual report to the City Council on progress in implementing the Housing Element. This report would include the number of housing units constructed, approved, and demolished; progress in implementing Housing Element programs; and identifying any General Plan amendments required to maintain overall consistency of this document.

The Housing Element is one of seven required general plan elements and is an integral part of the Cotati General Plan. Since the majority of Cotati's land use is in housing, the Housing Element is a key component of the City's future plans.

State law provides direction on how cities can maintain the general plan as a policy guide by requiring the Planning Department to report annually to the City Council on "the status of the plan and progress in its implementation" [Government Code Section 65400 (b)]. State law further provides that the housing element shall be revised periodically.

SUMMARY OF FINDINGS

Listed below are several principal findings of the Housing Background Section of this Element:

- Cotati's population has increased slowly since the 1960's, with the greatest population increase occurring during the period from 1980 to 1990. Since 1990 the City's population has increased by 13 percent to 6,471 persons.
- ABAG projects that the City's population will increase by 13 percent in the next five years to 7,900 persons.
- Household sizes are projected to increase from an average of 2.65 persons per household in 2000 to 2.71 persons per household in 2005.
- Minorities represent a relatively small but growing proportion of the City's population, with persons of Hispanic origin accounting for the largest increase.
- Cotati's mean household income was \$68,600.00 in 2000, and is projected by ABAG to increase by 12 percent to \$76,900.00 in 2005.
- Approximately 30 percent of Cotati's households have very low to low incomes. This portion of the community experiences difficulty in affording adequate housing.
- Groups with special housing needs include lower income households, the disabled and single-parent households. There is not sufficient housing in Cotati to meet the specific needs of these groups.
- The ABAG projections indicate a significant increase of 54 percent in the total number of jobs in Cotati between 2000 and 2005. The largest increase is projected in the retail and service sectors. This anticipated job growth would increase the demand for housing.
- The Regional Housing Needs figures established by the Association of Bay Area Governments (ABAG) for Cotati totals 567 units for the period 2000 to 2005.
- Cotati continues to be a predominantly single-family residential community. During the period 1992 - 2000, 127 single-family and 127 multifamily units were built. An average of 28 units per year was constructed during this period.
- The City of Cotati has approximately 217.4 acres of vacant and underutilized land, which could accommodate a maximum of 653 dwelling units.

SECTION I: HOUSING GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

HOUSING GOALS

- Goal H-1** **Conserve and improve the existing housing stock to provide adequate, safe, and decent housing for all Cotati residents.**
- Goal H-2** **Provide housing for all economic segments of the community.**
- Goal H-3** **Expand affordable housing opportunities for persons with special housing needs such as the elderly, households with very low to moderate incomes, and first time homebuyers.**
- Goal H-4** **Promote housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status or national origin.**
- Goal H-5** **Ensure public participation in the development of the City's housing policies.**

The format of the goals and policies of the Housing Element differs from the rest of the General Plan, in large measure to meet State requirements.

For every goal there are several policies – each with one or more implementation programs that contain the following information:

- A concise statement of the specific City actions that will be taken to implement the program.
- The City department or other agency responsible for implementation.
- Schedule for completion.

Quantified objectives are summarized in Appendix A.

- Goal H-1** **Conserve and improve the existing housing supply to provide adequate, safe, and decent housing for all Cotati residents.**

Policy H-1.1 **Housing Rehabilitation:** Continue and expand the housing rehabilitation and preservation program.

IP-1.1.1 **Rehabilitation/Preservation Program:** Implement a Housing Rehabilitation Program which provides low interest loans for the rehabilitation of homes owned or occupied by very low to moderate-income households. Facilitate citizen awareness of this rehabilitation loan program by a) making pamphlets on this program available at City Hall and at the public library; b) contacting neighborhood groups in older residential areas with this information; and c) continuing building code enforcement in cooperation with the Building Department.

Responsibility: Planning Department

Financing: City, State and Federal funds

Scheduling: Implement program by November 2003

- IP-1.1.2 Funding Housing Rehabilitation: Seek all available funding to assist in the rehabilitation and conservation of existing residential units, such as CDBG grants, applicable State programs and Redevelopment Agency housing set-aside funds. Ensure the continued affordability of rental units receiving renovation funding assistance.¹

Responsibility: Planning Department

Financing: City

Scheduling: Annually as an ongoing program

This program has obtained CDBG funding in the past. The City will include funding this program as a part of upcoming CDBG applications in the next fiscal year.

- IP-1.1.3 Target Areas: Continue to identify target areas where housing rehabilitation is most needed.

Responsibility: Planning Department

Financing: City

Scheduling: Annually as an ongoing program

The City periodically updates its survey of housing conditions to determine the neighborhoods and areas requiring rehabilitation assistance.

- IP-1.1.4 Housing Rehabilitation in Non-Residential Areas: Permit substantial rehabilitation of existing housing located in zones where it is a nonconforming use. Require a conditional use permit and Design Review Committee approval for substantial renovations.

Responsibility: Planning Department

Financing: City

Scheduling: Ongoing

Substantial rehabilitation or renovation occurs when 25 percent or more of the floor area is added to a structure and/or a building permit for construction valued at 50 percent or more of the assessed value of the building is required. A case-by-case review of nonconforming residential uses assures the health, safety, and welfare of the community; maintains the neighborhood character; and encourages mixed use developments.

- IP-1.1.5 Capital Improvement Program: Provide for annual review by the Planning Commission and City Council of the City's Capital Improvement Program (CIP) to determine what special priorities are needed for capital improvement projects required to maintain the community's older residential neighborhoods. Review of the CIP shall also include verification that areas needing improvement are scheduled for funding to address these needs at a specific time in the future.

Responsibility: Planning and Public Works Departments

Financing: City

Scheduling: Annually as an ongoing program

- Policy H-1.2 Conversion of Residential Units: Discourage the conversion of residential units to other uses.

¹ The City has a total of \$167,417.00 in Redevelopment Housing Set Aside Funds as of December 31, 1999. The City projects that this fund will increase by an average of \$150,000.00 per year for the next five years. The total projected amount that would be available in the Redevelopment Housing Set Aside Fund during the time span of this Housing Element is \$767,417.00.

IP-1.2.1 Residential Conversions: Adopt Zoning Ordinance revisions requiring making one of the following findings before any existing residential use is converted to other land uses in residential zoning districts: an equivalent number and type of new housing will be constructed elsewhere in the City; there exists an adequate supply of housing units in the City to meet current and projected housing needs; or the proposed conversion is essential for the health and safety of the community.

Responsibility: Planning Department

Financing: City

Scheduling: Complete Zoning Ordinance revisions, June 2003

Policy H-1.3 Condominium Conversions: Limit conversion of existing rental housing units to market rate condominiums. Conversion to limited equity cooperatives, cohousing and other innovative housing proposals that are affordable to low and moderate-income households are permitted.

IP-1.3 Condominium Conversions: Maintain the condominium conversion ordinance that includes exemption of limited equity residential cooperatives providing long-term affordability for the units; requires relocation assistance by the project proponent when units are converted; and requires the first right of refusal to purchase the unit by occupants.

Responsibility: Planning Department

Financing: City

Scheduling: Ongoing

Policy H-1.4 Energy Conservation Improvements: Promote energy conservation improvements for existing and proposed residential units.

IP-1.4.1 Energy Conservation Program: Provide energy conservation information for public distribution.

Responsibility: Planning Department

Financing: City

Scheduling: Complete public information by June 2003

IP-1.4.2 Energy Conservation Guidelines: Include in the revised Zoning Ordinance guidelines for the siting, development and architecture that reduce energy consumption.

Responsibility: Planning Department

Financing: City

Scheduling: Complete Zoning Ordinance revisions June 2003

The energy saving guidelines similar to those proposed for "Smart Growth" ordinances emphasize passive solar design, energy-efficient building materials and design; and water-conserving landscaping that will be included in the revised Zoning Ordinance.

Goal H-2 Provide housing for all economic segments of the community.

Policy H-2.1 Regional Housing Needs: Ensure that adequate residentially designated land is available to accommodate ABAG's Regional Housing Needs.

- IP-2.1.1 Infill Sites: Continue to develop and maintain an inventory of vacant and underdeveloped residentially designated land. Provide copies of the inventory for public distribution.

Responsibility: Planning Department

Financing: City

Scheduling: Ongoing

- IP-2.1.2 Establish Minimum Residential Densities: Revise the Zoning Ordinance to require residential development in the R-1, R-2 and R-3 Zoning Districts to be developed no lower than the mid-point of the respective density range. For the R-1 Zoning District this would require a minimum density of 4 units per acre to a maximum density to 8 units per acre. For the R-2 Zoning District this would require a minimum density of 5 units per acre to a maximum density of 10 units per acre. For the R-3 Zoning District this would require a minimum density of 12 units per acre to a maximum density of 15 units per acre. The above shall apply unless there is a finding that this minimum density is not feasible due to constraints of the parcel, including, but not limited to topography, easements, and access.

Responsibility: Planning Department

Financing: City

Scheduling: Completed with the revision of the Zoning Ordinance, June 2003.

Additional density could be obtained through the City's Density Bonus Programs IP-3.4.1 and IP-3.4.2.

Policy H-2.2 Mixed Use: Encourage the development of residential uses in commercial areas where the viability of the commercial activities would not be adversely affected.

- IP-2.2.1 Mixed Use in the Commercial Districts: Revise the Zoning Ordinance to allow multifamily residential uses as permitted use in the C-1 and the CD Commercial Zoning Districts above the ground floor of an approved commercial use facing Highway 116 and/or Old Redwood Highway. Residential uses to the rear of the lot would be a permitted use on the ground floor. Establish a minimum residential density in mixed use developments in the above-referenced Zoning Districts of 12 units per acre, unless there is a substantial finding that this minimum density is not feasible due to constraints of the parcel, including, but not limited to, topography, easements, and access.

Responsibility: Planning Department

Financing: City

Scheduling: Complete Zoning Ordinance revisions, June 2003

The Zoning Ordinance currently permits residential uses in the C-1 District at 15 units per acre with a Conditional Use Permit. The La Plaza Specific Plan calls for mixed uses downtown. This program would allow mixed use as a permitted use.

- IP-2.2.2 Increase the Amount of Developable High Density Residential Land: Amend the General Plan Map and Rezone 4 acres of the 14.3 acre parcel of land (AP 144-170-04) from R1 to R-3.

Responsibility: Planning Department

Financing: City

Scheduling: Complete with the revision of the Zoning Ordinance, June 2003.

This site is a prime location for R-3 density infill housing, since it is centrally located, with access to City services and public transit.

- IP-2.2.3 Increased Building Height: Permit a maximum building height to allow a third story in commercial zoning districts subject to the following conditions: the second and third stories shall be used exclusively for housing; a minimum of 50 percent of the housing shall be affordable to lower and moderate income households; and the maximum building height shall not exceed 45 feet.

Lower income refers to very low and low income households as defined on page 29.

- IP-2.2.4 Rezone Agricultural Commercial Land: Rezone the areas indicated in Map 2 at the City's northern entrance currently zoned A-C Agriculture Commercial to C-1 General Commercial. The minimum density of 12 units per acre shall be applicable, unless there is a finding that this minimum density is not feasible due to constraints of the parcel such as, but not limited to, topography, easements, and access.

Responsibility: Planning Department

Financing: City

Scheduling: Complete Zoning Ordinance revisions, June 2003

This program would rezone 28 acres of land, increasing the amount of multifamily housing that could be built in Cotati by approximately 78 units. Refer to Appendix C: Land Use Inventory.

- IP-2.2.5 Rezone Agricultural Residential Land: Rezone 8.55 acres of land zoned AR Agricultural Residential facing Highway 116 to C-1 General Commercial. Require at least 25 percent of each parcel rezoned to be developed with housing at a density of at least 12 units per acre for mixed uses as established by Program IP-2.2.1.

Responsibility: Planning Department

Financing: City

Scheduling: Complete Zoning Ordinance revisions, June 2003

This rezoning would implement a General Plan amendment carried out three years ago and would result in an increase in the proportion of multifamily versus single family units constructed.

- IP-2.2.6 Parking Standards: Consider reduced and/or flexible standards for residential uses in commercially zoned areas that account for day/night uses and combined parking facilities with the revision of the Zoning Ordinance; eliminate the requirement for covered parking for developments with a substantial proportion of affordable housing units; and consider exempting structured parking facilities from lot coverage requirements.

Responsibility: Planning Department

Financing: City

Scheduling: Complete Zoning Ordinance revisions, June 2003

This program would require review, and perhaps revision, of the parking standards as part of the comprehensive revision of the Zoning Ordinance. A 30 percent reduction in parking standards for senior housing or special needs housing groups would be one revision to the parking standards that should be considered.

- IP-2.2.7 Parking Assessment District: Consider the establishment of a Parking Assessment District that would fund off-street parking in selected commercial areas, such as the Downtown and along portions of Old Redwood Highway.
- Responsibility: Planning Department and City Council
Financing: City
Scheduling: Consider establishing a Parking Assessment District during FY 2002-2003

Policy H-2.3 Live/Work Development: Encourage the construction of live/work units to facilitate combination of light industrial and residential uses.

- IP-2.3.1 Allow Live/Work Units: Revise the Zoning Ordinance to permit live/work units in the M-1 Light Industrial District at a maximum density of 15 units per acre with a Conditional Use Permit approval.
- Responsibility: Planning Department
Financing: City
Scheduling: Complete Zoning Ordinance revisions, June 2003

- IP-2.3.1 Live/Work Standards: Consider adopting the following standards for live/work units to ensure continued industrial uses on the ground floor and that live/work projects remain a secondary and ancillary use in the Light Industrial Zoning District:

- Require the ground floor to be used only for non-residential uses;
- Require an interior access between the residential and non-residential portion of the live/work unit and other design features to ensure a primarily non-residential appearance and function. Consider deed restrictions specifying the ground floor shall remain in non-residential uses;
- Establish reduced parking and side and rear setback requirements;
- Establish design standards for security, fencing, lighting, and storage; and
- Establish performance criteria for noise, dust, and odors.

Responsibility: Planning Department
Financing: City
Scheduling: Complete Zoning Ordinance revisions, June 2003

Policy H-2.4 Inclusionary Housing: Continue to require the implementation of an inclusionary housing program.

- IP-2.4.1 Revisions to the Inclusionary Housing Ordinance: Adopt the following revisions to the Inclusionary Housing Ordinance:

- Adopt a 20 percent inclusionary requirement applicable to all residential projects which involve 2 or more units, (Exempt second dwelling units in determining the total unit count.)

The current Zoning Ordinance § 17.26.060.C PUD Options Table has a range of inclusionary housing requirements that range from 15 percent to 45 percent. The proposed revision would simplify the inclusionary requirement, extending it from residential subdivisions of five or more lots to all residential development of 2 or more units, and increase the base requirement from 15 to 20 percent.

Specify in the revised Zoning Ordinance the following requirements for inclusionary units and/or in-lieu fees:

- For developments comprising 2 to 9 units the developer shall provide the inclusionary units; build them on another site; or pay an inclusionary housing in-lieu fee².
- For developments comprising ten or more units the developer shall provide the inclusionary units or build the required inclusionary units on another site in Cotati. The amount of in-lieu fees shall be established by a resolution of the City Council.
- The affordability criteria of inclusionary units provided shall be 1/3 very low income; 1/3 low income; and 1/3 moderate income, according to a formula established in the revised Zoning Ordinance.
- Inclusionary units shall be deed restricted to ensure a 30 year continued affordability.
- Include the following performance criteria for inclusionary units:
 - i. the exterior appearance of inclusionary units shall not be different than other units in the housing development of which they are a part; and
 - ii. inclusionary units shall be dispersed or distributed throughout the development rather than being concentrated in one portion of the development.

Responsibility: Planning Department

Financing: City

Scheduling: Complete Zoning Ordinance revisions, June 2003

Policy H-2.5 Large Scale Commercial and Office Projects: Consider the impacts on housing demand of large-scale commercial and office projects.

- IP-2.5.1 Housing Impacts of Employment-Generating Uses: Identify housing impacts of new commercial, office and industrial development that will generate a significant amount of housing demand as part of the development review process and require the appropriate mitigating measures as listed in Program IP-2.5.3.

Responsibility: Planning Department

Financing: City

Scheduling: Ongoing

- IP-2.5.2 County's Workforce Housing Study: Participate in the Sonoma County's *Workforce Housing Study with the Cities* to establish the nexus for a housing impact fee for commercial and industrial land uses generating a significant demand for housing.

Responsibility: Planning Department

Financing: City

Scheduling: June 2003

² The City's Inclusionary Housing fee is applied to every market rate unit in the development

IP-2.5.3 Housing Impact Fee: Consider adopting a housing impact fee if a nexus can be established which would require the developer of large commercial and industrial projects to:

- construct housing on site or in another appropriately zoned location near the place of employment; or/and
- pay a housing impact fee.

Responsibility: Planning Department

Financing: City

Scheduling: June 2003

Policy H-2.6 Second Dwelling Units: Continue to facilitate the construction of second dwelling units pursuant to the City's Second Unit Ordinance.

IP-2.6.1 Second Dwelling Unit Design: Periodically review, and update, as needed, the Second Unit Ordinance to determine what revisions may be required facilitate the construction of second dwelling units while maintaining the character of residential neighborhoods.

Responsibility: Planning Department

Financing: City and Housing Developers

Scheduling: Complete Zoning Ordinance revisions, June 2003

Policy H-2.7 Manufactured Housing: Continue to allow placement of manufactured housing units on permanent foundations in residential zoning districts.

IP-2.7.1 Manufactured Housing: Review standards for placement of manufactured housing units on permanent foundations in existing developments, and amend the Zoning Ordinance, accordingly. Require that these structures conform to the City's Design Review guidelines.

Responsibility: Planning Department

Financing: City

Scheduling: Complete Zoning Ordinance revisions, June 2003

Policy H-2.8 Infill Housing: Encourage housing development on existing infill sites in order to efficiently utilize existing infrastructure. (Refer to Programs 2.2.1 to 2.2.3.)

Policy H-2.9 Redevelopment Agency: Utilize Redevelopment Agency funds to implement housing programs, particularly those affordable by very low to moderate-income households.

IP-2.9.1: Redevelopment Funds: Continue to use the 20 percent Housing Set Aside Funds and other Redevelopment to develop affordable housing.

Responsibility: Redevelopment Agency

Financing: City

Scheduling: Ongoing.

IP-2.9.2: Updating the Five-Year Implementation Plan: Consider revising the Redevelopment budget to allocate a larger amount of funding for affordable housing when the periodic update to the Redevelopment Plan takes place.

Responsibility: Redevelopment Agency

Financing: City

Scheduling: Ongoing.

- IP-2.9.3 Maintain Adequate Staff: Continue to maintain adequate staff in the Planning Department to process and review housing development applications in a timely manner and to implement the housing programs contained in this Element.
- Responsibility: City and the Redevelopment Agency
Financing: City General Fund and the Redevelopment Housing Set Aside Funds
Scheduling: Ongoing.

Policy H-2.10 Mobile Home Parks: Encourage the preservation and maintenance of the community's mobile home parks.

There are three mobilehome parks in Cotati providing 131 units. The mobilehome parks provide affordable housing, mainly for senior citizens.

- IP-2.10.1 Mobile Home Park Maintenance: Include mobile home parks in the housing rehabilitation programs specified in IP-1.1.2. Ensure that funds obtained for this purpose include provisions for mobile home park residents.
- Responsibility: Redevelopment Agency Housing Set Aside Funds
Financing: City
Scheduling: December 2004

- IP-2.10.2 Conversion to Ownership: Work with residents and owners to facilitate resident purchase of mobile home parks, including identifying funding sources such as HCD's Mobilehome Park Resident Ownership Program (MPROP).
- Responsibility: Redevelopment Agency
Financing: City and HCD's Mobilehome Park Resident Ownership Program
Scheduling: Determine interest in this program by mobile home park residents and owners and apply for MPROP Grant by September 2003.

- IP-2.10.3 Inventory Mobilehome Parks: Maintain an updated inventory of mobile home parks in the City.
- Responsibility: Planning Department
Financing: City
Scheduling: Ongoing

Goal H-3 Expand affordable housing opportunities for persons with special housing needs such as the elderly, the disabled, households with very low to moderate incomes, and first time home buyers.

Policy H-3.1 Available Funding Sources: Utilize County, State and Federal programs and other funding sources that provide housing opportunities for low- and moderate-income households.

- IP-3.1.1 Housing Fund: Continue the Housing Fund, with contributions collected from private and public sources to implement and/or supplement the City's housing programs. Use the Housing Fund to make housing available to very low to moderate-income Cotati residents. The fund could be used to reduce the cost of land acquisition and construction for affordable housing, and to prevent and reduce homelessness.
- Responsibility: Planning and Finance Departments
Financing: City and other sources listed above
Scheduling: Ongoing

IP-3.1.2 Available Funding: Seek available State and Federal assistance to develop affordable housing for seniors, the disabled, and large households. Apply for the HCD's HOME Program, the CFHA Rental Assistance Program, and similar programs, as they become available. Encourage additional affordable units through, for example, development agreements and revenue bonds.

Responsibility: Planning Department

Financing: CFHA rental construction assistance program and other State and Federal sources

Scheduling: Application for funding with appropriate source(s) completed by December 2003

IP-3.1.3 Tax-Exempt Financing: Require developers utilizing tax-exempt financing to include language in agreements with the City permitting persons and households eligible for HUD Section 8 rental assistance or Housing Voucher Folders to apply for below-market-rate units provided in the development.

Responsibility: Planning Department

Financing: City and housing developers utilizing tax-exempt revenue bonds

Scheduling: Ongoing

IP-3.1.4 School Facility Reimbursement: Encourage developers of affordable housing to apply for the Proposition 1A School Facility Fee Reimbursement Program (SFFRP) financed by the California Housing Finance Agency. Consider making this a requirement for development receiving subsidies or density bonuses for very low income rental income units.

Responsibility: Planning Department

Financing: City and housing developers utilizing tax-exempt revenue bonds

Scheduling: Ongoing

The SFFRP provides a reimbursement for school facility fees, taxes or assessments for rental housing developers who provide rental housing affordable by very low income households.

H-3.2 Additional Senior Housing: Continue to allow senior housing projects to be developed with density bonuses and parking and setback requirements less stringent than those specified in the Zoning Ordinance, where found to be consistent with maintaining the character of the surrounding neighborhood. Maintain a requirement for sidewalks for senior housing projects.

IP-3.2.1 Additional Housing for Senior Population: Continue to permit senior housing developments for persons aged 55 and over, with reduced parking, setback and other requirements.

Responsibility: Planning Department

Financing: City

Scheduling: Complete Zoning Ordinance revisions, June 2003

Burbank Housing Development Corporation completed a 48-unit Charles Street Village affordable senior housing project for very low income households with funding from the City.

Policy H-3.3 House Sharing: Encourage and facilitate house sharing programs for seniors.

IP-3.3.1 Senior Shared Housing Programs: Contact the Community Development Commission of Sonoma County and non-profit housing organizations to determine whether they would be interested in implementing Senior Shared Housing Program in Cotati.

Responsibility: Planning Department

Financing: City to apply for available funding; non-profit organization to implement the program.

Scheduling: June 2003

Policy H-3.4 Density Bonus: Provide density bonuses to projects that provide a required percentage of total units affordable to very low and low-income households and for units meeting the special housing needs identified in this Element.

IP-3.4.1 Density Bonus Regulations: Revise the Zoning Ordinance to comply with the Density Bonus provisions of Government Code § 65915 requiring the granting of a density bonus of 25 percent and an additional financial incentive, or financially equivalent incentive(s), to a developer of housing agreeing to construct at least a) 20 percent of the units for lower income households; or b) 10 percent of the units for very low income households; or c) 50 percent of the units for senior citizens or for disabled persons. Adopt an ordinance setting forth the requirements of the Density Bonus Program and defining affordable sales prices and rents, the affordability criteria, and additional incentives.

Responsibility: Planning Department

Financing: City and developers

Scheduling: Complete Zoning Ordinance revisions, June 2003

IP-3.4.2 Additional Density Bonus: Consider revising the Zoning Ordinance to adopt a 45 percent density bonus in the R-3, C-1 and CD Zoning Districts specifically for affordable housing projects such as single room occupancy (SRO) units, studio apartments and senior housing affordable to persons with very low to low incomes. Developments requesting the maximum density bonus of 45 percent shall contain no less than 40 percent of units affordable to very low and low income households with the actual percentage selected at the discretion of the Planning Commission.

Policy H-3.5 Large Families: Encourage housing for large families.

IP-3.5.1 Grant Funding: Work with a developer to apply for a HCD HOME grant or CDBG grant specifically to accommodate large families.

Responsibility: Planning Department

Financing: City

Scheduling: Apply for grants by March 2003

IP-3.5.2 Incentives for Large Families: Adopt the following Zoning Ordinance revisions which would provide an incentive for the construction of dwellings with 3 or more bedrooms: delete additional parking requirements for the third and more bedrooms; and reduce impact fees for 3+ bedroom units to the level charged for 2 bedroom units.

Responsibility: Planning Department

Financing: City

Scheduling: Complete with the Zoning Ordinance revisions, June 2003

Policy H-3.6 Planned Development: Continue to use the Planned Unit Development Combining Zone to promote flexibility in the application of development standards.

- IP-3.6.1 Review the Planned Unit Development procedures to determine how they can be streamlined and/or simplified.

Responsibility: Planning Department

Financing: City

Scheduling: Complete Zoning Ordinance revisions, June 2003

Policy H-3.7 Housing for the Disabled: Continue to facilitate barrier-free housing in new development.

- IP-3.7.1 Accessible Units for the Physically Disabled: Revise the Zoning Ordinance to require at least 10 percent of new residential projects and 20 percent of ground floor apartment and condominium units to be accessible for physically disabled persons. Ensure that these units are barrier-free consistent with Federal American with Disabilities Act and State standards.

Responsibility: Planning Department

Financing: City

Scheduling: Complete Zoning Ordinance revisions, June 2003

- IP-3.7.2 Use of the Housing Fund: Consider using the Housing Fund to subsidize the construction of renovations and improvements that improve the accessibility to housing for seniors and persons with disabilities.

Responsibility: Planning Department

Financing: City Housing Funds, Redevelopment Housing Set Aside Funds

Scheduling: Ongoing

The City needs more housing with wheelchair access. Improvements to existing housing such as ramps, wider doorways, and safety hardware would make more housing available to seniors and persons with disabilities. It is estimated that there are approximately 15 units requiring this type of renovations.

- IP-3.7.3 Reasonable Accommodation for Persons with Disabilities: Carry out a review of the City's land use and building regulations to identify constraints that may exist for the provision of housing for persons with disabilities, and adopt measures to facilitate reasonable accommodations for persons with disabilities. Examine, for example, the cost of obtaining building permits for ADA-related retrofit projects. Publicize revisions to land use regulations providing for reasonable accommodation for persons with disabilities.

Responsibility: Planning and Building Departments

Financing: City Housing Funds, Redevelopment Housing Set Aside Funds

Scheduling: May 2004

H-3.8 Emergency and Transitional Housing: Allow emergency and transitional shelter within the City as a permitted use on APN 144-282-01 and 144-272-011 as indicated in Map 1.

- IP-3.81 Emergency and Transitional Housing: Revise the Zoning Ordinance to allow an emergency and transitional housing facility as a permitted use on APN 144-282-01 and 144-272-011 in accordance with Govt. Code 65583. Require Design Review approval prior to issuance of a building permit.

Responsibility: Planning Department

Financing: City

Scheduling: Complete Zoning Ordinance revisions, June 2003

There are two transitional housing facilities located in Cotati run by the Community Support Network. This program would continue to allow this use by right and without a use permit. Design Review would apply to issues such as lighting, fencing, and building design where new construction is involved. Flexible parking requirements would apply to such facilities to allow reduced parking requirements since many of the residents of such a facility would not own a vehicle. The Uniform Housing Code (UHC) Space and Occupancy Standards should be applied to shelters pursuant to Health and Safety Code § 50807.

- IP-3.8.2 Ongoing Estimates of the Demand for Emergency Housing: Consult with the Cotati Police Department and homeless providers in the community to maintain ongoing estimates of the demand for emergency housing in Cotati.

Responsibility: Planning Department

Financing: City

Scheduling: Ongoing

- IP-3.8.3 Funding: Consider continuing to fund the Petaluma COTS Program for the homeless.

Responsibility: City Council

Financing: City

Scheduling: Ongoing

The City has donated \$2,000.00 per year for the past five years to the Petaluma COTS Program for the homeless.

- IP-3.8.4 Inter-Agency Cooperation: Work with private, County, and State agencies to provide emergency housing for the homeless.

Responsibility: Planning Department

Financing: City

Scheduling: Ongoing

- H-3.9 First Time Home buyers: Encourage affordable housing for first time homebuyers, and young families.

- IP-3.9.1 First Time Home Buyers: Continue the City's First Time Homebuyers Program.

Responsibility: Planning and Finance Departments

Financing: Redevelopment Housing Set Aside Funds

Scheduling: Ongoing

The City's First Time Homebuyers Program has been successful, providing low interest loans of between \$10,000 and \$20,000. More than 12 homes were purchased in this manner during the past five years.

Goal H-4 Promote housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status or national origin.

- Policy H-4.1 Equal Housing Opportunity: Continue to facilitate non-discrimination in housing in Cotati.

IP-4.1.1 Housing Discrimination Complaints: Facilitate equal housing opportunity by establishing a City procedure for investigating and appropriately handling housing discrimination complaints and continuing to designate the Community Development Director the City's Equal Housing Opportunity Coordinator. Information regarding equal housing opportunity laws and the City's equal housing opportunities procedures shall be prepared and distributed to the public at City Hall and the public library.

Responsibility: Planning Department

Financing: City

Scheduling: Establish City procedure and complete public information, March 2003

IP-4.1.2 Nondiscrimination Clauses: Provide nondiscrimination clauses in rental agreements and deed restrictions for housing constructed with City assistance.

Responsibility: Planning Department

Financing: City

Scheduling: Ongoing

Goal H-5 Ensure public participation in the development of the City's housing policies.

H-5.1 Public Participation: Continue to encourage and facilitate public participation in the formulation and review of the City's housing and development policies.

The Housing Element was prepared with an extensive public participation program to encourage the involvement of all economic segments of the community. A Housing Issues Report was prepared and the Planning Commission conducted two public workshops, and additional public hearings. A variety of methods were used to ensure the community was informed of the Housing Element revision: press releases; advertisements in local newspapers; a banner on Old Redwood Highway downtown; and a flyer with the utility bill was sent to every household in the community.

IP-5.1.1 Workshops: Continue to hold workshops and public hearings to discuss proposed revisions to the City's Housing Element.

Responsibility: Planning Department

Financing: City

Scheduling: Annually (include with the annual review of the CIP by the Planning Commission)

H-5.2 Annual Review of Housing Element Implementation: Carry out an annual report of progress in implementing the Housing Element.

IP-5.2.1 Annual Report: Prepare an annual report that describes the amount and type of housing constructed and housing-related activities for review by the Planning Commission and the City Council.

Responsibility: Planning Department

Financing: City

Scheduling: Annually (include with the annual review of the CIP by the Planning Commission)

MAP 1: EMERGENCY AND TRANSITIONAL HOUSING

Show two parcels where this would be a permitted use. Map to be prepared by staff.

MAP 2: PARCELS TO BE REZONED

Placeholder for Map prepared by staff

SECTION II: HOUSING BACKGROUND

The information presented in the Housing Background section is intended to summarize the following: demographic characteristics; employment trends; inventory of vacant and underutilized residential land; and the constraints that exist to housing construction in Cotati. The policies and implementation programs address housing needs identified by this section.

Information in the Housing Background Section is based on the following sources: the U.S. Census, the California State Department of Finance, the City's Planning Department and the CACI Corporation. While the General Plan takes a fifteen-year perspective, the Housing Element projects population and housing needs for a five-year time span. This is done to comply with State Housing law that requires updating of housing elements periodically.

SUMMARY OF DEMOGRAPHIC TRENDS

The population of the City has grown by 757 people between 1990 and the year 2000, which represents a 13 percent increase in 10 years. The population during this decade has increased an average of 1.3 percent per year.

TABLE 1: POPULATION GROWTH 1980 to 2000

Year	1980	1990	2000
Population	3,346	5,714	6,471

Source: 1990 and 2000 U. S. Census (Exclusive of the Sphere of Influence) The State Department of Finance January 1, 2000 population estimates for Cotati is 6,814 persons.

The Association of Bay Area Governments (ABAG) *Projections 2000* predicts regional and local growth in population, employment, and income for the period 2000 to 2020 for the Bay Area. *Projections 2000* is based on regional and county growth assumptions, the availability of land, travel patterns, and local land use regulations and densities. (Note the population figure for the year 2000 is higher in the ABAG projections than in the U. S. Census, in large measure because the ABAG figures include the Sphere of Influence, whereas the U. S. Census does not.)

ABAG projects significant growth in population, households and jobs for the City and its Sphere of Influence for the next five years. The projected increase in jobs far exceeds that of the population. Most of the new jobs projected by ABAG for the Cotati area will be in the service (35 percent) and the retail (21 percent) sectors which typically pay lower wages, thereby increasing the demand for affordable housing.

TABLE 2: POPULATION, HOUSEHOLD AND JOB PROJECTIONS

	2000	2005	Change 2000 to 2005	2010	Change 2000 to 2010
Population	7,000	7,900	900 (13%)	9,200	2,200 (22%)
Households	2,620	2,890	270 (10%)	3,490	870 (25%)
Total Jobs	1,730	2,660	870 (54%)	3,760	2,030 (54%)

Source: ABAG *Projections 2000* (Includes the Sphere of Influence)

Household Size

The average household size is projected to increase slightly, from 2.65 persons per household in 2000 to 2.71 persons per household in 2005 according to the US 2000 Census. ABAG's projections indicate a marginally lower household size of 2.61 and 2.67 respectively in the County for this period. Average household size is projected to decrease to 2.64 persons per household in 2010.

Age Structure

The age structure of Cotati is relatively younger than for the County, due to the presence of a large number of Sonoma State University students. Despite the relatively young population, the number of elderly persons (aged 55 years of age and older) is projected to increase by the State Department of Finance.

The trend toward an increasing aging population will have a significant impact on the provision of health and social services, as well as the demand for specialized housing for the growing senior population.

TABLE 3: AGE STRUCTURE

Age Group	Percent of Total
under 5 years	7.8
5 – 14 years	15.0
15 – 24 years	14.0
25 – 34 years	18.3
35 – 44 years	17.4
45 - 54 years	14.2
55 – 64 years	6.7
65 – 74 years	3.5
75 and over	3.1
Average age	33.0
Median age	32.2

Source: CACI Corp. March, 2001

Minority Population

The minority population of Cotati represents approximately a quarter of the total population. Persons of Hispanic origin comprise 12 percent of the population and constitute the largest minority group.

TABLE 4: POPULATION DISTRIBUTION BY RACE IN COTATI

Race	Number	Percent
White	4,962	76.6
Black	148	2.3
Asian	231	3.6
American Indian	42	0.6
Pacific Islander	13	0.2
Hispanic	810	12.5
Two or More Races	249	4.0
Other	16	0.2
Total	6471	100.0

Source: U. S. Census 2000

Household Income

The mean household income for Cotati is projected to increase by 14 percent between the year 2000 and 2005. Although this is a significant increase, Cotati's mean household income will not be commensurate with the rising housing cost that has occurred to date.

TABLE 5: MEAN HOUSEHOLD INCOME

	2000	2005	2010
Cotati	\$68,600.00	\$76,900.00	\$80,700.00
Sonoma County	\$64,100.00	\$69,000.00	\$72,000.00

Source: ABAG *Projections 2000*. Includes the City's Sphere of Influence

The increasing household income projected for the City has important effects on housing demand. The higher income households will be able to afford new housing built in the community and will also be able to afford to renovate and repair the City's existing older single family homes.

There is, however, the necessity to maintain incentives for the construction of additional housing units affordable to lower and moderate income households. As indicated in Table 6, 33 percent of households in Cotati earn less than \$35,000 per year in 2000.

TABLE 6: INCOME DISTRIBUTION YEAR 2000

Income	Households	Percent
< \$10,000	147	5.0
\$10,000 to \$14,999	100	3.4
\$15,000 to \$24,999	229	7.8
\$25,000 to \$34,999	506	17.2
\$35,000 to 49,999	832	28.3
\$50,000 to \$74,000	420	14.3
\$75,000 to \$99,999	359	12.2
\$100,000 and higher	347	11.8
TOTAL	2,940	100.0

Source: CACI Corporation, March 2001

EMPLOYMENT TRENDS

The majority of the employment growth in Cotati has occurred in the services sector. Jobs in this sector typically pay low wages. The continued grow of service sector will increase the need for affordable housing.

TABLE 7: EMPLOYMENT

Sector	2000	Percent	2005	Percent	2010	Percent
Service	490	28	940	35	1,220	32
Retail	420	24	570	21	720	19
Manufacturing & Wholesale	380	22	610	23	1,110	30
Agriculture & Mining	70	4	80	3	90	2
Other	370	22	460	18	620	17
TOTAL	1730	100	2660	100	3,760	100

Source: ABAG *Projections 2000*, Includes the Sphere of Influence.

Projections indicate the total number of jobs in Cotati will increase by a 54 percent between the year 2000 and the year 2010, compared to a projected increase in employment of 7.5 percent for Sonoma County during this period.

This significant projected increase in jobs will generate a commensurate increased demand for housing. In addition, the retail sector and service sectors which account for most of this increased employment typically provide lower paying jobs, which will further exacerbate the demand for affordable housing in the community.

Cotati has a history of being a bedroom community for people working in Petaluma, Marin and San Francisco. Some of the new jobs projected to occur in the community will be offset by housing already provided.

The City is participating in the Sonoma County Workforce Housing Study sponsored by a coalition comprised of Sonoma County and its nine incorporated jurisdictions. The purpose of this study is to establish the nexus for creating a "housing trust fund" that would be created and cooperatively managed to subsidize affordable housing projects throughout the County.

HOUSING CHARACTERISTICS

Cotati is a predominantly residential community. The existing housing stock defines the character of the City and its neighborhoods and is the City's most precious resource. The relatively high number of older homes in the City underlines the need for policies and programs which continue to maintain and enhance the quality of older residential areas.

Age of Housing Stock

The majority (52 percent) of homes in the City comprises older dwellings that were constructed prior to 1980, as shown in Table 8. The Building Department estimates that there are approximately 15 dwellings in need of significant rehabilitation work, such as repair or replacement of the structure, foundations, mechanical systems, roof, or windows. Although a relatively small number of units require rehabilitation, there is an ongoing need to provide incentives to maintain and upgrade the City's existing affordable housing. There are no housing units in a state of such disrepair that they could not be rehabilitated, and which would therefore need to be demolished and replaced.

TABLE 8: AGE OF HOUSING STOCK

Year Built	Number of Units	Percent
1938 or earlier	139	5
1939 to 1960	195	7
1961 to 1975	417	15
1976 to 1980	695	25
1980 to 2000	1335	48
Total	2781	100

Source: 1990 Census and the City of Cotati Planning Department

Affordable Housing Units

Affordable housing is defined as housing not costing more than 30 percent of the household income of very low to moderate income households. For rental units to be considered affordable, the rent plus utilities cannot exceed 30 percent of the median monthly income for the household as established by HUD. Residential units that provide ownership are considered affordable if ownership expenses, including principal, interest, taxes, and insurance do not exceed 30 percent of the median monthly income for the different-sized households as established by HUD. The HUD definitions of low to moderate income are shown on page 29.

TABLE 9: AFFORDABLE HOUSING UNITS

Name	Date	Number of Units	Type of Unit & Financial Assistance
Cotati Manor West Sierra Avenue	1980	50	Section 8 rental units
Red Hill Page Street	1980	13	Inclusionary units providing low to moderate income ownership, received a density bonus
George Street Village George Street	1981	19	Very low to low income ownership units; FmHA/502, CHAF Single Family Bond and CDBG funding
Marvin Gardens East Cotati Avenue	1981	37	Section 8 rental units, CHAFA and HUD
Valparaiso Vista Valparaiso Avenue	1981	10	Single Family Housing Bond
Windwood Apartments East Cotati Avenue	1991	28	HUD Section 8 rental units
Burbank Town Houses Marsh Way	1992	5	Affordable low to moderate family housing
The Charles Street Village Charles Street	<u>2000</u>	<u>48</u>	Affordable Senior Housing, HUD 202
Total		210	

Source: City of Cotati Planning Department, March, 2001

Annual Construction of Housing Units by Type 1992 - 2000

Fluctuations in the type of housing built reflect not only the relative amount of land zoned for different types of residential development in the City, but also changes in various economic factors such as tax codes and the real estate and financial markets. Table 10 indicates single and multifamily home construction in Cotati during the period 1992 to 2000.

TABLE 10: ANNUAL CONSTRUCTION OF HOUSING UNITS BY TYPE SINCE 1992

Year	Single Family	Percent of Total Units Built	Multiple Family	Percent of Total Units Built	Demolitions	Net Housing Unit Increase
1992	3	100	0	0	8	(5)
1993	41	79	11	21	0	52
1994	12	86	2	14	0	14
1995	3	100	1	0	1	3
1996	7	87	1	13	1	7
1997	9	24	29	76	0	38
1998	29	97	1	3	0	30
1999	4	100	0	0	0	4
2000	19	21	79		0	91
Total	127		124		10	241

Source: City of Cotati Planning Department, July, 2000 (Second dwelling units are counted as multifamily units.)

As shown in the Table above, 50 percent of new housing construction during the period 1992 to 2000 were single-family units. The rate of new residential construction fluctuates significantly from year to year, averaging 28 units per year.

Nearly all of the units constructed since 1992 were developed on in-fill and/or underdeveloped lots (recycling) with City streets and services and located in developed areas of the community.

HOUSING TYPES AND TENURE

As indicated in the tables below, Cotati is predominantly a single-family residential community. There is, however, a large proportion of multiple family homes in the community which reflects the City's commitment over the years to affordable housing.

TABLE 11: HOUSING TYPES

Type of Housing	Number	Percent
Single-Family Detached	1,598	57
Single Family Attached	423	15
Multifamily 2 – 4 units	219	8
Multifamily 5+ units	410	15
Mobile Home	131	5
Total	2,781	100

Source: California State Department of Finance, *California Current Population Survey, March 2000*, Sacramento, Ca.

According to the State Department of Finance, 6.2 percent of Cotati's housing units were vacant in 2000. This information may be outdated, since real estate brokers and property managers in the community report a shortage of rental units, and rental vacancy rates of less than 2 percent. It is generally accepted that an overall vacancy rate of 4 percent is needed to provide for normal turnover in housing units. Despite the official vacancy rate figure, there appears to be a tight housing market in the community.

TABLE 12: HOUSING TENURE

Type of Housing	Number	Percent
Owner Occupied	1113	40
Renter Occupied	1668	60
Total	2781	100

Source: 1990 Census ratios applied to total housing figures for 2000.

SPECIAL HOUSING NEEDS

Female Headed Households

TABLE 13: FEMALE HEADED HOUSEHOLDS

Female Headed Households	1990	2000
Number	726	822

Source: Based on 1990 Census data prorated to year 2000 population.

The relatively large number of female-headed households in the City is, in part, a reflection of the City continuing commitment to providing affordable housing. Female-headed households typically have lower incomes and a commensurately greater need for affordable housing.

Disabled Persons

The number of disabled persons in a City has important planning and social implications and will affect the demand for specialized handicapped access and transportation facilities, certain social services, in addition to specialized housing.

The U.S. Census collects information on disabled people based on work disabilities and public transportation disabilities. The most recent 2000 Census information regarding disabled people was not yet available. Applying the 1990 Census figure to the current population results in an estimate of 5.1 percent of Cotati residents having a work disability, or 330 persons. As a result of limitations of their earning potential, disabled persons are more likely to require affordable housing.

These figures indicate that there is a need to continue the City's programs requiring that a certain percentage of housing units be constructed which are available to and affordable by handicapped persons and their families.

Farmworkers

Cotati is located in the most urbanized portion of Sonoma County which parallels the Highway 101 corridor. There are no working farms within the City and its Sphere of Influence. Farmworker housing could be accommodated, however, in areas of the City where the mixed use, multifamily housing and single room occupancy dwellings are allowed.

It is more likely that such housing would be constructed in a rural area, closer to the employment locations of farmworkers. The City would work with cooperative funding mechanisms to facilitate the construction of such housing throughout the County.

Large Households

Large households are defined as households with five or more members. The market does not provide sufficient housing for large households who often have limited income and require additional rooms. The table below shows that there are approximately 226 large households in Cotati.

TABLE 14: HOUSEHOLD SIZE

Household Size	Number of Households	Percent
1 person	729	24.8
2 persons	1012	34.4
3 persons	544	18.5
4 persons	429	14.6
5 or more persons	226	7.7
Total	2,940	100.0

Source: 1990 Census projected to 2000 using *ABAG Projections 2000* household totals.

Although demographic trends indicate that family size will continue to decrease, the demand for housing units for large families of five or more persons will remain strong. According to 1990 US Census data for Sonoma County, 8.8 percent of renting households experienced overcrowding. In addition, overcrowding was more pronounced for lower income families, suggesting that overcrowded conditions for such households result from their inability to afford housing units large enough to accommodate their family size.

The resources in the community to accommodate special housing needs vary considerably by type of housing need.

- There exists a considerable amount of housing for seniors, with the recent completion of the Charles Street Village, a 48-unit senior low income housing development.
- Large families and female head of households are accommodated by several affordable housing developments in the community, including the Marvin Gardens, Windwood Apartments, and Valparaiso Vista which have three and more bedroom units. Refer to Table 9: Affordable Housing Units.
- Although there are no housing development constructed solely to accommodate the needs of disabled persons, there are ADA-compliant units constructed as required by law. Programs 3.7.1 and 3.7.2 provide additional requirements for the construction of housing accessible for the disabled.
- There are no farmworker housing units in Cotati. The City is located in an urbanized portion of Sonoma County along the Highway 101 corridor where there are relatively few farms or vineyards. There are no barriers to the construction of congregate or farmworker housing in the City's land use regulations.
- The City has two facilities providing emergency and transitional shelter with 17 beds operated by the Community Support Network, that runs the A step Up facilities. These facilities have enough space to accommodate another 3 beds, and the lots on which these facilities are located are large enough to permit significant expansion. In addition, the City donates \$2,000.00 per year to the COTS Homeless Program in Petaluma.

AT RISK UNITS

There are affordable housing units throughout California which were built 30 years ago with federal low-interest mortgages from the U. S. Department of Housing and Urban Development with an agreement that the rents of these units be kept at a level affordable to low income households.

State Government Code §65863.10 requires owners of such projects to provide at least nine months of contract termination or prepayment of federal assistance to tenants and public agencies. Owners who are proposing to sell or dispose of those properties must also provide first right of refusal to purchase those properties to those agreeing to maintain the affordability of the units.

There are no assisted housing units in Cotati listed by the California Housing Partnership that are at risk of conversion to market rate during the next five years. The information given to the City by HCD with regard to 28 units at Windwood Apartments losing their affordability was verified. The apartment owner's representatives have renewed their affordability contract with HUD.

ABILITY TO PAY FOR HOUSING

In analyzing the ability of different economic sectors of the community to pay for housing costs, four income categories are commonly used: above-moderate; moderate; low; and very low. The following brief definitions explain each of these income categories expressed in dollar amounts as of March 2000 for a three-person household³:

Above Moderate Income: Household income which exceeds 120 percent of the median income for Sonoma County. This represents an annual income of \$62,751.00 or more.

Moderate Income: Household income between 80 and 120 percent of the median income for Sonoma County. This represents an annual income of \$41,851.00 to \$62,750.00.

Low Income: Household income between 50 and 80 percent of the median income for Sonoma County. This represents an annual income of \$26,151.00 to \$41,850.00.

Very Low Income: Household income not exceeding 50 percent of the median income for Sonoma County. This represents an annual income of up to \$26,150.00.

Table 15 presents the distribution of households by these four income categories in the City.

TABLE 15: DISTRIBUTION OF HOUSEHOLDS BY INCOME CATEGORY

	Very low	Low	Moderate	Above-Moderate	Total
Households	500	470	676	1294	2940
Percent	17	16	23	44	100

Source: U. S. Dept. of Housing and Urban Development (HUD), March 2000 and CACI Corp. Income figures from CACI Corp. rounded to the nearest \$1,000.00.

The average rent paid by households in Cotati in the first six months of 2000 for a typical two bedroom 1 bathroom apartment was approximately \$1,000.00 a month. For a two-bedroom single family house the average rent was approximately \$1450.00 a month, as reported by property managers and real estate brokers in the community. In addition, rents have increased by approximately 10 percent for a 2 bedroom 1 bathroom apartment, and 35 percent for a 3 bedroom 2 bathroom apartment a during the past year⁴. A similar rent increase was observed the previous year. Over the past two years, rent increases have exceeded by ten times the rate of inflation and continues to be substantially larger than the growth in household income which has occurred during this period.

The significant rise in rental costs is, in part, a reflection of the limited supply of rental units in the community in relation to the strong demand. Vacancy rates are below 2 percent. Property managers report having waiting lists of 40 to 50 households for available rental units.

In order to afford an average rent for an apartment in Cotati of \$1,000.00 per month, a household must have an annual gross income of \$39,996.00, assuming that a maximum of 30 percent of household income is allocated for rent. This level of rent is affordable for above-moderate and moderate income households in the City. It is not affordable, however, to the approximately one third of households in the community with very low and low incomes.

³ According to data developed by the State Department of Housing and Community Development, under the direction of the U.S. Department of Housing and Urban Development (HUD).

⁴ Sonoma County Rents Survey, Marcus & Millichamp Company, October 16, 2000, prepared for the Burbank Housing Development Corporation.

Until additional construction of rental units occurs, the combination of strong demand and low vacancies will contribute to an increasingly severe shortage of rental units and a decrease in their affordability.

The situation for home ownership is similar. The average sales price of a single family house in Cotati was \$376,000 this year⁵. In order to qualify for a mortgage to purchase this home a household would require a gross annual income of \$100,306⁶.

The 1999 estimated mean household income for Cotati was \$68,600.00⁷ which is less than the minimum income required to purchase a median-priced home within the City. Although many Cotati residents purchased their homes many years ago, before the time when affordability became an issue, it is evident that the majority of these people could no longer qualify to purchase a home in their community.

Overpayment is clearly an acute problem for renters as well as for those seeking to purchase homes. The policies and programs section of the Housing Element address this situation.

REGIONAL HOUSING NEED DETERMINATIONS

State legislation enacted in 1980, AB 2853, mandated that the Association of Bay Area Governments (ABAG) determine the existing and projected regional housing needs and determine each city's share of the regional need for housing by housing type and cost in Sonoma County.

The Housing Element must consider the local share for regional housing assigned to each city by ABAG which takes into consideration employment opportunities, the availability of suitable sites and public facilities, market demand for housing, and the type and tenure of housing.

TABLE 16: REGIONAL HOUSING NEEDS ALLOCATIONS FOR COTATI

Income Category	Housing Needs	Share of Total
Very Low (0-50)	113	20
Low (50-80)	63	11
Moderate (80-120)	166	29
Above Moderate (>120)	225	40
Total	567	100

Source: ABAG *Regional Housing Needs Determinations*, June 1, 2000. The total needs figure includes 4 housing units in the Sphere of Influence.

There exists sufficient vacant and underdeveloped land to meet regional housing needs and to accommodate a range of housing for all income groups. Table 17: Residential Development

⁵ Based on the average sales price of homes for the year 2000 in Cotati.

⁶ Assuming a 10 percent down payment, an 8 percent, 30 year fixed-rate mortgage, costing 2 points, and that no more than 30 percent of household income could be spent on housing.

⁷ ABAG, *Projections 2000*, Ibid.

Potential shows that there exists sufficient vacant and underdeveloped land to accommodate 602 additional housing units.

RESIDENTIAL DEVELOPMENT POTENTIAL

A parcel-by-parcel analysis of vacant and underutilized land in the City that could accommodate housing was carried out. The figures shown in Table 18 represent a conservative analysis of the maximum residential development that could occur in Cotati, taking into account the residential densities typically approved for similar properties and the requirements of the Zoning Ordinance, which are more stringent than those contained in the General Plan. They also include the additional housing units that could be constructed pursuant to the policies and programs of this Element.

Several conclusions can be drawn from Table 18. First, the City has sufficient vacant and underdeveloped land to meet its regional housing allocation of 567 units, since a total of 653 units could be built within City limits. .

State legislation (SB 1019) requires the City to ensure that there are adequate sites with zoning that permits multifamily residential uses without a conditional use permit to allow the City to meet its housing need for very low and low income households. The R-3 Medium Density Multifamily Zoning District permits multifamily housing at 15 units per acre, without a conditional use permit. The revised Housing Element allows residential development in mixed use developments in the C-1 General Commercial and the AC Agricultural Commercial Districts at a maximum density of 15 units per acre as a permitted use above the ground floor and to the rear of the parcel.

In addition, the Element calls for rezoning of approximately 4 acres from R-1 Single Family to R-3 Medium Density Multiple Family, increasing the multiple family housing potential by another 122 units.

Of the potential dwelling units shown in Table 18, 55 percent of these units would be higher-density housing in multifamily residential and mixed use zoning districts where this would be a permitted use.

The maximum density of 15 units per acre facilitates the development of housing affordable to lower-income households because of the 45 percent density bonus contained in Program IP-3.4.2 which results in an effective density of 23 du/acre for projects with a significant proportion of units affordable to lower income households.

This Element contains programs which ensure that affordable, multifamily housing will be constructed by:

- requiring a minimum density of 12 du/acre in mixed use developments in the C-1 General Commercial, AC Agricultural Commercial and O Office Zoning Districts;
- making this a permitted versus a conditional use in the above Zoning Districts;
- simplifying the density bonus provisions in the Zoning Ordinance;
- extending the inclusionary housing requirement from a threshold of developments with 5 units to those with 2 or more units (not counting second dwellings); and
- increasing the inclusionary requirement from 15 to 20 percent.

The policies and programs in this Element continue to use a supplemental density bonus of up to 45 percent for projects with affordable housing and focusing new multifamily development in mixed use areas. The rationale for this approach is based on several factors:

- First, this approach works. There have been a number of affordable housing developments built which have used the density bonus program.

- Residential development at densities above 15 du/acre are facilitated for affordable housing rather than being discouraged by higher-priced land which would result if vacant land were rezoned to a higher densities overnight without the quid pro quo of providing affordable housing.
- The policies and programs of the Draft Housing Element implements the City's commitment to "Smart Growth" policies, which limit urban sprawl, locate higher density residential development near to, or mixed with commercial land uses, and adjacent to public transportation. The example below for the Santero Way Specific Plan which has 198 approved multifamily units in a mixed use development located adjacent to a funded multi-modal transit center where commuter rail transportation is planned illustrates that multifamily housing in mixed use developments can occur under the City's existing and proposed land use regulations at densities above 15 du/acre and demonstrates that local developers are prepared to built this type of product:

Shamrock East/Colvin	5.27 acres	92 units	17.5 du/acre
Shamrock west/Colvin	3.16 acres	56 units	18 du/acre
Karakazoff	1.64 acres	38 units	23 du/acre
Larsen	0.48 acres	12 units	25 du/acre

- The City is continuing to receive development applications for residential development using density bonuses in the R-3 Multifamily Housing District and in the mixed use CI-1, AC and O Zoning Districts. The following table of recently-approved projects shows the affordability and density ranges of recent mixed use development and that there is a strong market for this type of product.

Table 17: Recently Approved Multifamily and Residential Mixed Use Projects

Project	Date	Status	Type	Affordability	Zoning	ZO Density	Density Bonus
Myrring/Jinks 7580 Commerce Av.	1998	In plan check	Multi	Low to moderate	C-1	15 du/ac	yes
Garden Gate 555 East Cotati	1999	Built	SFDU	15 % Moderate	Office/ R-3	15 du/acre	no
Monahan Pacific Gravenstein Hw.	2001	Approved	Multi	15% Moderate	C-H	16 du/acre	yes
Avila/Young 1324 La Plaza	2001	In plan check	Multi	100% Low to moderate	Specific Plan	17+	no
Cotati CoHousing Old Redwood Hw	2001	Approved	Multi and SDDU	7 Low income units	C-1	15 du/acre	no
Sommers/Oates 325 East Cotati	2000	Built	Multi	100% Low	Office/ R-3	15 du/acre	no
Willow Glen 789 East Cotati Ave	2001	Approved	Multi	100% Low to Moderate	R-3	18 du/acre	yes
Park Meadows 8244 Park Ave	2000	Under constr.	SFDU and 2 nd DU	15% Moderate	R-2	10 du/acre	no
Wilford Lane Village Wilford Lane	2001	Under review	Mixed Use MF	100% Lower Income	R-3	19.5	yes

TABLE 18: RESIDENTIAL DEVELOPMENT POTENTIAL

Zoning District	Maximum Number of Units
AR Agricultural Residential	121
RR Rural Residential	60
R-1 Single Family Residential	39
R-2 Two Family Residential	106
R-3 Multifamily Residential	87
Commercial Mixed Use	85
Specific Plan Areas	104
Rezone AC to Commercial	26
Live/Work	25
TOTAL	653

Source: Planning Department, July, 2000 (Includes vacant and underdeveloped land in City limits.)

EMERGENCY AND TRANSITIONAL HOUSING

Accurate information on the number of homeless persons is impossible to obtain. No official counts of the homeless exist. Only a small proportion of the homeless population contact government and private agencies that provide assistance. Estimates of the number of homeless vary greatly because this population is transient, often moving from place to place every night seeking shelter.

No verified estimate of the actual number of homeless people in Cotati exists. The Police Department does not have statistics on the homeless population in the City. Two facilities in Cotati operated by the Community Support Network provide transitional housing. The two shelters in Cotati are located on relatively large lots, which would permit expansion of their facilities with only a building permit, since it is a permitted use at this location. Emergency and transitional housing facilities in the Cotati and the surrounding area is presented in Table 19.

TABLE 19: EMERGENCY AND TRANSITIONAL HOUSING

Organization	Type of Shelter Provided	Units/Size
A Step Up: 2 facilities in Cotati	Transitional housing: developmentally disabled adults	18 beds
Petaluma Temporary Winter Shelter	Emergency Housing: Single Adults	40 beds
Petaluma COTS Center for Children and Families	Emergency Housing: Families with children	35 beds

Source: PAS & Associates and *Sonoma County Continuum of Care Plan 2000-2006*, Sonoma County Community Development Commission, January, 2000.

According to the *Sonoma County Continuum of Care Plan 2000-2000*, there is an increasing need for emergency shelter in the County, in large measure because of rising housing costs.

The magnitude of this problem far exceeds the resources of local government, particularly smaller cities. The City, however, has complied with Government Code § 65583(a)(6) and (c)(1) regarding the identification of adequate sites to facilitate the development of emergency shelters and transitional housing by identifying two sites where this is a permitted use. These sites are located on East Cotati Avenue and Old Redwood Highway, and currently have transitional housing facilities. In addition, the City has donated an average of \$2000.00 a year to the Petaluma Committee on the Shelterless (COTS) for emergency housing during the past five years.

The County has taken the initiative in identifying the extent of the problem locally and has established an organizational framework to coordinate funding and implementation of programs for the homeless. The policies of the Housing Element relating to homelessness are based on facilitating and co-operating with this County effort, commensurate with the City's population and resources.

CONSTRAINTS TO HOUSING DEVELOPMENT

Annexation Standards

An important land use regulation affecting development in Cotati, as well as other cities in Sonoma County, is the policy adopted by the Sonoma County Local Agency Formation Commission (LAFCO) regarding annexation proposals.

The standards and procedures set forth in the LAFCO policy affect its review of requests for city annexation of lands proposed for development. The application of these standards does not constitute a constraint to housing development since they do not exceed the annexation requirements contained in State law.

Land Use Controls

The Cotati Zoning Ordinance sets forth land use designations and development requirements for construction activity within the City. State law requires that the Zoning Ordinance be consistent with the General Plan. A comprehensive revision of the Zoning Ordinance is underway and will be completed by June 2003. It will incorporate the policies and programs contained in the Housing Element and include additional measures to simplify and streamline the review of residential development in the City.

The City's current zoning and development standards do not constitute a constraint to housing development. Regulations for residential development (e.g. required setbacks, maximum lot coverage, height limits, and minimum lot sizes) are no more restrictive than those of surrounding jurisdictions. Indeed, the Zoning Ordinance and related land use regulations serve to promote, rather than constrain, housing development in the following ways:

- The Zoning Ordinance permits residential uses at multifamily densities in the C-1: General Commercial and Office Districts at R-3 densities at up to 15 units per acre.
- The Zoning Ordinance encourages the Planned Unit Development concept. Cotati's PUD process permits housing developments to be built with flexible setbacks, lot coverage, parking, and other regulations and permits the construction of mixed-use developments.
- The density bonus and other incentives for affordable housing have resulted in the construction of 210 affordable housing units in an 8-year period. The density bonus of up to 45 percent for the development of affordable housing units has been successful and is being continued and strengthened by this Housing Element.
- Flexible parking regulations are permitted by the Zoning Ordinance.

The standards for on- and off-site improvements contained in the subdivision ordinance do not constitute a constraint to housing development. These standards are summarized below and are no more restrictive to those typically found in other jurisdictions in Sonoma County.

TABLE 20: ON-AND OFF-SITE IMPROVEMENT STANDARDS

	Single Family Unit RR and R-1 Single Family Zoning Districts	Duplex R-2 Duplex Zoning District	Triplex and Apartments. R-3 Multifamily, C-1 General Commercial, O Office, and M-1 Light Industrial Zoning Districts
Parking Standards	2 covered spaces	2 covered spaces	1 – 2 bedroom unit: 2 spaces per unit 3 bedroom unit: 2 spaces per unit 4+ bedroom unit: 3 spaces per unit
Lot Coverage	40% maximum	35% maximum	50%to 80% maximum
Building Height	21/2 stories	21/2 stories	21/2 stories
Setbacks	Front: 20 ft.	Front: 20 ft.	Front: 20 ft.
	Rear: 20 ft.	Rear: 20 ft.	Rear: 20 ft.
	RR 10 ft. R-1 5 & 7 ft.	Side: 5 and 7 ft.	Varies, can be zero
Street Right of Ways	For non-hillside areas: 50 ft ROW with improved street width including 4 ft. minimum on each side with sidewalks. This standard can be reduced in Planned Unit Developments.		

Source: Planning Department, City of Cotati, December 2001

TABLE 21: CURRENT DEVELOPMENT STANDARDS BY ZONING DISTRICT

Zoning District	Min Lot Size	Density Range du/acre	Average Developed Density du/acre
RR Rural Residential	1/2 acre	2	1.5
R-1 Single Family Residential	6,000 sf	up to 6	5
R-2 Two-Family Residential	6,000 sf.1 du 7,000 sf 2 du	up to 10	8
R-3 Multifamily Residential	6,000 to 3,000 sf per du	up to 15	12.5
G-1 General Commercial	6,000 sf min.	up to 15	10
O Office	10,000 sf.	up to 15	10

Source: Planning Department, City of Cotati, December 2001

The land use controls above indicate that although there are no constraints to housing development – the densities obtained are less in some areas than the maximum that would be permitted, particularly in mixed use developments. To resolve this problem the revised Housing Element Programs IP-2.1.1 and IP-2.2.1 establish minimum residential densities. The Inclusionary Housing Program does not constitute a constraint to housing development and is an established and proven method to ensure the construction of affordable housing. There are approximately 48 jurisdictions in California with inclusionary housing programs, which have led to the production of over 20,000 affordable below market rate units.⁸

The cost of providing inclusionary units would either be passed on to the market rate units, reduce the profit margin of the developer, reflected in a reduction in the value of the land, be partially compensated by density bonuses, fee reductions or other government incentives, or a combination of these effects. The allocation of this burden would depend on general market conditions and the relative bargaining power of the parties.

Design Review

Residential development of two or more units requires Design Review Committee and Planning Commission approval. The intent of the Design Review process is to preserve and improve the natural beauty of the City's setting and ensure that the new development is visually harmonious with their surroundings. City policies establish criteria for site and building design and landscaping, with emphasis on ensuring new development is harmonious with the City's residential neighborhoods, and do not impose costly or unnecessary design elements.

Development Fees

The City requires payment of different fees as a condition of development approval. All fees are tied to the City's actual costs of providing necessary services such as project review and plan checking fees. These fees are lower than comparable market-rate fees for technical plan review tasks.

The average fees for City services including water, sewer, drainage, parks, streets and school impact paid for a single family dwelling in Cotati is \$10,942.00. By comparison, the development impact fees in the adjacent City of Rohnert Park totaled approximately \$13,277.00 for a single family dwelling, which is \$1,674.00 lower than the average comparable fees of six other cities in Sonoma County⁹.

Time to Process Residential Development Applications

The average time to process a residential development located within City limits requiring a major subdivision, Planned Unit Development, and other entitlements averages between 9 and 11 months. Residential development of five or fewer units which require Design Review and a Minor Subdivision approval typically takes between 6 and 9 months.

A single family house on a lot is approved administratively by staff.

Second dwelling units require a conditional use permit and are typically approved in less than three months.

⁸ *Inclusionary Housing Survey Report*, San Diego Housing Commission, 1992.

⁹ City of Rohnert Park Housing Element, page 9-42, July 25, 2000.

The amount of time taken to process residential development does not constitute a constraint to housing development in Cotati. Moreover, the adoption of the revised Zoning Ordinance in June 2003 which contains clearly-defined residential development performance criteria, will further simplify and shorten the time required to review residential development applications.

Building Codes

Building codes and enforcement do not constrain housing development in Cotati. Requirements for parking, building setbacks and site improvements are no higher and comparable to other jurisdictions in the County. New construction must meet the requirements of the Uniform Building Code (UBC). Dwellings are inspected only when an owner seeks a building permit for additional construction or when a specific complaint relating to the health and safety of the building occupants is received.

In conformance with the UBC, the City does not require renovations constituting 50 percent or less of the assessed value of the building to meet all the building codes in effect today.

Growth Management Policy

The City adopted a Growth Management Policy to phase development so that it is compatible with the character and service capabilities of the City. The stated intent of this policy is not to stop or discourage growth, but to limit the rate of expansion to an amount in keeping with the financial limitations, resource constraints, and aesthetic goals of the community.

The Growth Management Policy allocates 75 residential units to be constructed each calendar year. An additional twenty-five units may be allocated exclusively for housing affordable by low and moderate income households. The policy also permits the Planning Commission to exempt projects which have prior approval or are part of a specific development plan.

The Growth Management Policy has not affected the amount of residential development in the City since it was adopted. There was never a year where the number of applications for residential units approached the level which would trigger application of the Growth Management Policy. Indeed, the City has averaged only 28 units per year for the past nine years. Growth Management review, when applied, occurs every October and takes approximately 2 months to complete. The Planning Commission, however, may elect to allocate large projects (over 9 units) at any point during the year to facilitate the processing of residential development. The provisions of the Growth Management review would only take place in the event that there are more residential applications than the established threshold, including carryovers. This has not occurred during the ten years since this program was adopted.

The regional housing needs allocations for Cotati totals 567 units for the next five years. To achieve this amount of residential growth, an average of 113 units per year would need to be constructed. Although the maximum residential development allowed by the Growth Management Policy is 100 units per year, there are 104 multifamily units approved pursuant to adopted specific plans which would be exempt from Growth Management, thereby increasing the maximum annual permitted residential growth rate to an average of 120 units per year, well above the annual level that would be needed to accommodate the regional housing needs figure. More importantly, it is unlikely that this rate of residential development would occur and that the Growth Management Policy would be applied during the next five years, given Cotati's historical growth trends.

Infrastructure Constraints

There exists enough water and waste water treatment capacity to serve the City anticipated residential development. Additional wastewater capacity can be purchased when needed from the Subregional Treatment Facility which has been recently expanded. Potable water supplies from the City's wells and from the Sonoma County Water Agency are sufficient to meet future residential needs.

Other local services, such as fire and police protection are adequately funded and would not constitute a constraint to residential development.

Market Constraints

Market constraints include the cost of land and improvements, construction costs, interest rates, profit, property taxes and the wide range of factors which determine consumer preference in the housing market. Most of these factors are beyond control of local governments, although occasionally the cost of land and interest rates can be reduced in order to encourage affordable housing production.

The availability of financing is a key component in determining the affordability of homes. Small increases in the interest rates can have a significant impact on the amount of monthly mortgage payments, and thereby limit many people from qualifying for a home loan.

The cost of land and housing construction in Cotati is generally comparable with other parts of the County. An informal survey of local real estate brokers indicated the \$100.00 to \$115.00 per square foot construction costs for a single-family home in the city. The average sized 7,000sf. lot ranges in price between \$170K to \$210K.

There exists little data regarding land and construction costs for multifamily housing, because few market-rate multifamily units have been developed in Cotati in recent years. One local non-profit developer estimates that land costs (including sewer, water, grading, and drainage improvements) for a typical townhouse development are in the range of \$50,000.00 to \$60,000 per unit, and that construction costs average approximately \$85 per square foot.

Financing for housing development is relatively easy to obtain and there is no shortage of construction or mortgage financing in Cotati for new construction or rehabilitation.

There is no evidence of mortgage deficiency or "redlining" in Sonoma County.

Community Sentiment

Community attitudes toward housing play a crucial role in determining the type and cost of housing that will be built in the City. A key to obtaining development approvals is to secure the support of the local neighborhood. Developers of potentially controversial housing projects should make the effort to address the legitimate community concerns regarding the type of housing proposed, the characteristics of the potential occupants of the housing units, noise, increases in traffic, and the impact that the proposed development will have on City services. Involving the community in the early phases of a project is essential for creating the basis for cooperation and constructive participation in the planning process.

Cotati residents value the unique character of the Plaza, the Downtown and the City's residential neighborhoods. Most residents would concur that housing should be available to all economic segments of the community, and there has been little opposition to the affordable housing units built to date.

Opportunities for Energy Conservation

The City encourages energy conservation in residential projects. The building orientation, street layout, lot design, landscaping, and street tree configuration of all residential projects are reviewed in order to maximize solar access and energy conservation. Residential structures must meet the requirements of Title 24 relating to energy conservation features of the Uniform Building Code.

APPENDIX A: QUANTIFIED OBJECTIVES

Implementation Program	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
IP-1.1.1 Rehab/Renovation Loans	8	10	15		25
IP-2.1.2 Establish Minimum Residential Densities	0	0	25	30	55
IP-2.2.1 Mixed Use Max/Min Density 15 du/acre	0	5	20	40	60
IP-2.2.2 Rezone land from R-1 to R-3	5	6	15	96	122
IP-2.2.3 Rezone Agricultural Commercial Land	0	1	5	21	26
IP-2.2.4 Rezone Agricultural Residential to Commercial	0	0	3	13	16
IP-2.2.4 Parking Standards	3	5	12	20	22
IP-2.3.1 Live/Work Units	0	0	5	20	25
IP-2.3.1 Inclusionary Housing	25	40	60	0	125
IP-2.5.3 Housing Impact Fee	5	15	25	0	45
IP-2.6.1 Second Dwelling Units	0	0	15	2	17
IP-2.7.1 Redevelopment Housing Set Aside Funds	20	25	5	0	50
IP-2.10.2 Mobilehome Park Ownership	10	15	5	0	30
IP-3.1.2 Funding HOME/CFHA	10	15	25	0	40
IP-3.4.1 Density Bonus	5	7	10	0	22
IP-3.4.2 Additional Density Bonus	5	10	0	0	15
IP-3.5.1 Large Families	0	0	5	10	15
IP-3.5.2 Large Families	2	4	6	12	24
IP-3.7.1 Accessible Units	5	5	5	20	35
IP-3.8.3 Emergency Housing Funding	5	5	0	0	10
IP-3.9.1 First Time Home Buyers			25	15	40

The numbers on this table are not to be interpreted cumulatively. They represent the best available projection of the effectiveness of individual programs. Some programs will be applied jointly.

Quantified Objectives Part II: By Income Category and Type of Construction

This table establishes the maximum number of housing units by income category that can be rehabilitated, conserved or preserved over the remaining planning period of the Element pursuant to Gov't Code 65583(a)(8).

Income Category	New Construction	Rehabilitation	Preservation	Conservation
Very Low	120	10	15	10
Low	75	20	10	10
Moderate Income	185	15	10	2
Above Moderate	350	0	0	0

APPENDIX B: EVALUATION OF THE PROGRAMS IN THE CURRENT HOUSING ELEMENT

The programs of the current Housing Element are summarized and evaluated below. This table indicates the purpose of each program and briefly identifies how it was implemented. After each program, a recommendation is provided indicating whether the program should be retained, revised or deleted in the updated Housing Element.

Program	Purpose	Evaluation
IP.1 Maintain Existing Residential Zoning	Preserve existing residential use from change to other uses.	Implemented and successful. Continued in revised Element.
IP.2 Condominium Conversions	Ensure continued affordability of dwelling units in the event of conversion to condominiums.	Implemented. No condominium conversion applications submitted to date. Continued in revised Element.
IP.3 Housing Rehabilitation Program	To preserve and improve existing affordable housing,	Not implemented. Due to lack of staff resources. Included in this Element with an identified funding source.
IP.4 Housing Rehabilitation in Commercial Areas	Encourage mixed use development and increase housing opportunity.	Implemented and successful. Carried further through new programs.
IP.5 Capital Improvement Program	Ensure the CIP considers housing needs.	Implemented and successful. Continued in revised Element.
IP.6 Shared Housing Program	Increase the utilization of existing housing, particularly for senior citizens.	Not implemented. No interest shown by non-governmental organizations. Discontinue program.
IP.7 Rezone site from R-1 to R-3	Provide for increased housing affordability by increasing density.	The property owner is St. Joseph's Church. This program should be retained to continue the City interest in encouraging multifamily housing on this site.

IP.8 Cooperate with the Sonoma County Housing Authority	Provide for administration of the affordable housing programs.	Implemented and also included Burbank Housing Development Corporation, a non-profit housing developer. Continue program.
IP.9 Multifamily/Mixed Use Developments	Amend the Zoning Ordinance to eliminate certain restrictions to mixed use and multifamily development	Partially implemented and successful. Continue program to implement the rest of the suggested Zoning Ordinance amendments. Identified the shortcoming that the residential component of some mixed use developments were not developed to the maximum potential density permitted density. Included a new program requiring minimum density while simplifying the requirements to obtain a 45% density bonus.
IP.10 Facilitate Second Dwelling Construction	Review the second dwelling unit ordinance.	Implemented and successful. A total of 12 second dwelling units were built since 1993. Continue program.
IP.11 Additional Housing for Seniors	Amend the Zoning Ordinance to permit senior housing in selected districts with flexible development standards	Partially implemented and successful. Program continued and strengthened
IP.12 Seek Site and Funding for Senior Housing	Designate an area or parcel suitable for senior housing and work with developers to realize project.	Implemented and successful. Burbank Housing has constructed a senior housing project on Charles Street.
IP.13 Accessible Units for the Physically Handicapped	Amend the Zoning Ordinance to require 10% of new multifamily developments of ≥ 10 units to provide handicapped accessible units.	Not implemented. Program included in revised Element implemented as part of comprehensive revision of the Zoning Ordinance to be completed in 2003.
IP.14 Large Families	Amend the Zoning Ordinance to include incentives for the construction of development of units for large families	Not implemented. Program included in revised Element (Re: ZO revision).
IP.15 Revise Inclusionary Housing Ordinance	Strengthen this ordinance and adopt standards regarding the exterior appearance of affordable units.	Not implemented. Retain program and strengthen and implemented as part of comprehensive revision of the Zoning Ordinance to be completed in 2003.

IP.16 Housing Funds	Continue the City's Redevelopment Housing Set-Aside and In-Lieu housing funds, and set priorities for use of these funds.	Implemented and successful. Funds were used to buy down second mortgages and fund senior housing. . Continue program in revised Element.
IP.17 Use Available Funding Methods	Continue to seek available housing funding from State and federal sources.	Implemented and successful. Continue program in revised Element.
P.18 Required Density Bonus	Amend the Zoning Ordinance to comply with State law.	Implemented. Units were built using this density bonus provision. Continue program in revised Element.
P.19 Optional Density Bonus	Amend the Zoning Ordinance to provide for a supplemental density bonus for the provision of additional affordable housing.	Implemented, Applications received using this density bonus. This program strengthened in revised Housing Element.
P.20 Implement Fast Tracking	Expedite the review of housing developments.	Ongoing and successful for all housing development. Need to continue program not justified.
P.21 Redevelopment Agency	Ongoing program to use the Redevelopment Agency funding to construct affordable housing.	Ongoing and successful. Continue program in revised Element.
IP.22 Maintain Adequate Staff	Ensure adequate planning staff to review housing developments.	Ongoing and successful. Continue program in revised Element.
IP.23 Limited Equity Cooperatives	Determine if there are developers interested in developing a limited equity cooperative.	Program was not successful. No interest in limited equity cooperatives was identified. Discontinue program.
IP.24 Tax-exempt Financing	Require developers using tax-exempt financing to explicitly permit Section 8 and other rental assistance programs to apply for such housing.	Not implemented due to lack of staff resources. Will be implemented in revised Element and Zoning Ordinance revisions.
IP.25 Conversion of Section 8 Units	Amend the Zoning Ordinance to require a 1 year notice of all proposed conversion of affordable to market rate rents.	Not implemented. due to lack of staff resources. Will be implemented in revised Element and Zoning Ordinance revisions.

IP.26 Emergency and Transitional Housing	Designates a site for this use as required by State law.	Implemented. Another site now needs to be selected, since the selected site is developed. Program identifying new sites in the revised Element.
IP.27 Standards for Emergency and Transitional Housing	Amend the Zoning Ordinance standards to ensure the appearance of security of such facilities.	Not implemented. This program should be retained in the event a transitional housing facility is proposed in Cotati.
IP.28 Rental Deposit Guarantee and Revolving Loan Program	Assist Cotati residents by preventing homelessness	Privately funded program exists in the community. Continue program to supplement privately funded program.
IP.29 Funding for Homeless Shelter	Consider funding Petaluma's homeless program.	Implemented and successful. Continue program in revised Element.
IP.30 Maintain Ongoing Estimates of the Demand for Emergency Housing	Consult with local homeless shelter providers to maintain ongoing estimates of demand for shelter.	Not implemented. This program should be retained.
IP.31 Prepare the Appropriate Housing Impact Mitigations	Program dealing with the housing demand generated by commercial, office and industrial uses.	Not implemented. This program should be retained. New program for Countywide mitigation fee assessment.
IP.32 Equal Housing Opportunity	Ongoing program designating the Planning Director as the City's Equal Housing Opportunity Coordinator	Implemented and successful. Continue program in revised Housing Element.
IP.33 Nondiscrimination Clauses	Provides nondiscrimination clauses in affordable rental units.	Not implemented. This program should be retained.
IP.34 Prepare Annual Report	Provides annual report to the Planning Commission and City Council on implementation of the Housing Element and Growth Management	Implemented and ongoing.
IP.35 Update Demographic Information	Provides updating demographic information when the results of the 1990 Census became available.	Not implemented. Implemented through the revised Housing Element.

Comments:

Gov't. Code §65583(a)(3) requires "an analysis of the differences between what was projected or planned in the earlier element and what was achieved." The table above indicates that a number of programs in the previous element were not implemented. This was in part due to the City's limited financial resources and the action of the marketplace. Land prices and construction costs limited development of affordable single family dwellings.

The revised element has recognized these limitations and contains several new programs which will result in the construction of additional affordable housing units: a more stringent inclusionary housing ordinance; establishment of a housing fund; rezoning additional land for multifamily and mixed use residential uses; and other programs to meet special housing needs. These programs recognize that the majority of additional units will occur at multifamily densities and include requirements for affordable housing development as a condition of approval. This approach effectively utilizes the limited remaining developable land in the City toward achieving the City's housing goals.

APPENDIX C: PARCEL-SPECIFIC RESIDENTIAL LAND USE INVENTORY

TABLE C-1 MAXIMUM POTENTIAL DEVELOPMENT ON VACANT AND UNDERDEVELOPED RESIDENTIALLY-ZONED LAND

#	Location	AP Number	Acres	Zoning	Existing Use	Max Units	Comments/ Constraints
58	780 West Cotati	144-110-003	5.05	AR 1.5		6	
59	850 West Cotati	144-110-002	4.73	AR1.5		6	
60	8028 HWY116	144-100-001	7.09	AR1.5		6	
61	8112 HWY116	144-100-002	5.09	AR1.5		6	
40	188 Myrtle	146-231-026	4	AR		8	
35	100 Valparaiso	144-45-002	9.91	AR	1 SFDU	15	Reduced buildout
33	8622 Cypress	144-44-001	8.08	AR	1 SFDU	14	
31	8910 Cypress	144-46-004	4.37	AR	underutil.	8	
32	8691 Cypress	144-43-002	10.66	AR	1 SFDU	18	Reduced buildout
30	8888 Cypress	144-46-009	4.22	AR		8	
29	8840 Cypress	144-46-002	8.17	AR		16	
28	8780 Cypress	144-46-001	5	AR		10	Total AR 121 units
26	300 Valparaiso	144-391-011	10.06	RR		32	
42	215 Myrtle	144-410-023	0.66	RR		2	
57	441 West School	144-153-008	0.24	RR	underutil	1	
62	6087 Locust	144-030-003	8.88	RR	underutil.	25	Total RR 60 units
18	Woodland Hills Dr	144-650-21	0.61	R-1	vacant	2	
25	343 School	144-241-022	1.06	R-1	vacant	9	
37	8864 ORH	146-231-041	2.51	R-1		7	Limited to 3 du/acre
36	8830 ORH	146-231-038	1.5	R-1		5	due to
38	8770 ORH	146-231-008	3	R-1		9	sewer constraints
41	8684 ORH	146-062-040	2.2	R-1		7	Total R-1 39 units
1	Wilford Lane	144-080-01	2.81	R-2	vacant	13	
3	781 East Cotati Av.	144-291-09	1	R-2	vacant	5	
4	East Cotati Ave	144-281-16	1.94	R-2	developpt pending	9	
7	Old Redwood HW	144-200-04	3.08	R-2	underutil	14	
13	La Plaza	144-263-04	0.5	R-2	mixed use	1	
17	Woodland Hills Dr	144-650-20	0.74	R-2	vacant	2	steep slope
27	Lund Hill Lane	144-45-036	0.3	R-2	vacant	2	
27	Lund Hill Lane	144-45-037	0.2	R-2	vacant	2	
		144-45-038	0.2	R-2	vacant	2	
		144-45-039	0.18	R-2	vacant	2	
		144-45-040	0.16	R-2	vacant	2	
		144-45-041	0.17	R-2	vacant	2	
		144-45-042	0.17	R-2	vacant	2	
		144-45-043	0.2	R-2	vacant	2	
44	8440 Charles	144-36-034	1.75	R2	vacant	8	
		144-36-035	1.5	R2	vacant	7	
48	682 East Cotati	144-292-022	2.13	R-2	vacant	10	
49	688 East Cotati	144-292-009	2.91	R-2	vacant	13	

#	Location	AP Number	Acres	Zoning	Existing Use	Max Units	Comments/ Constraints
50	East Cotati	144-301-009	0.64	R-2	vacant	3	
51	789 East Cotati	144-291-009	1	R-2	vacant	5	Total R-2 106 units
66		144-170-04	4	R-3	underutil	45	St. Joseph's Church, 10.8 acres not developed
	East Cotati Avenue	144-282-30	1	R-3	underutil	11	
65	7600 Commerce	144-080-001	2.81	R-3	underutil	31	
	TOTAL		122.3			143	Total R-3 87 units

Source: Planning Department, City of Cotati, January, 2001

Table C-2: SPECIFIC PLAN RESIDENTIAL UNITS

#	Location	AP Number	Acres	Zoning	Max Units	Comments/ Constraints
23	Industrial Way	144-302-041	0.26	S.P.		Santero Way Specific Plan
	Industrial Wayl	144-32-017	3.35	S.P.		
	Industrial Way	144-320-015	0.96	S.P.		
	Industrial Way	14432-016	2.22	S.P.		
	Industrial Way	144-302-043	1.65	S. P.		
	Industrial Way	144-480-020	3.16	S.P.		
	Industrial Way	144-320-047	0.5	S.P.		
	8299 Industrial	144-48-019	0.7	S.P.		
	Subtotal				198	Santero Way Specific Plan
45	130 East Cotati	144-274-014	0.41	SP	4	La Plaza Specific Plan
	TOTAL Specific Plan				202	
	5 Year Buildout*				104	

TABLE C-3: RESIDENTIAL DEVELOPMENT ON COMMERCIAL ZONED LAND

#	Location	AP Number	Acres	Zoning	Existing Use	Max Units	Constraints/ Comments
	7840 Old Red. Hwy	144-190-028	0.66	C-1	Underutilized	1	Residence on site
	7946 Gravenstein Hwy	144-090-001	1.84	C-1	Vacant	7	
	7960 Gravenstein Hwy	144-090-002	2.55	C-1	Underutil	1	Little friends Pet Hotel
	8028 Gravenstein Hwy	144-100-001	3	C-1	Underutil	8	Residence on site
	8112 Gravenstein Hwy	144-100-002	3	C-1	Vacant	11	
	8260 Gravenstein Hwy	144-110-001	2.86	C-1	Underutil	5	Residence on site
	8231 Hwy 116	144-050-002	7.66	C-1	Vacant	29	
	8219 Hwy 116	144-050-004	4.52	C-1	Vacant	17	
	8214 Hwy 116	144-050-004	0.86	C-1	Vacant	3	
	8356 Hwy 116	144-050-005	2.51	C-1	Vacant	9	
	11 Wilford Lane	144-070-027	0.5	C-1	Vacant	2	Old Car Wash
64	Wilford Ln	144-070-028	0.42	C-1	Vacant	1	Old Car Wash
	7600 Commerce Blvd	144-080-001	2.81	C-1	Underutil	7	
	7662 Commerce Blvd	144-080-019	1.56	C-1	Underutil	4	
	170 Helman Ln	046-286-003	5.1	C-1	Vacant	20	
	8001 Redwood Drive	046-286-005	0.34	C-1	Vacant	1	

#	Location	AP Number	Acres	Zoning	Existing Use	Max Units	Constraints/ Comments
	10 Helman Lane	046-286-006	4.08	C-1	Vacant	15	
	Redwood Drive	046-286-007	5.65	C-1	Vacant	21	
34	9 Page	144-351-004	0.44	C-1		2	
43	18 Charles	144-36-025	0.22	C-1		2	
	20 Charles	144-36-029	2.06	C-1		15	
		144-36-031	0.28	C-1		1	
		144-36-032	0.4	C-1		1	
46	574 East Cotati	144-501-003	1	C-1		7	
	110 East Cotati	144-274-015	0.28	SP		2	
46	574 East Cotati	144-501-003	1	C-1	underutil	2	
52	8020 ORH	144-272-010	0.35	C-1	vacant	3	
53	7880 ORH	144-190-011	0.78	C-1	vacant	6	
54	7840 ORH	144-190-028	0.66	C-1	underutil	5	
55	7280 ORH	144-068-051	1.25	C-1	underutil	9	
56	8239 Hw 116	144-050-001	8.16	C-1	vacant	59	
63	Commerce	144-070-020	0.9	C-1	underutil	7	
	SUBTOTAL		73.02			283	
	TOTAL					85	

Maximum Potential Development on Land Rezoned Agricultural Commercial (AC) to Commercial (C-1) (Refer to Map 2)

Total acres vacant and underutilized: 28.2 acres

Mixed Use Multifamily Residential: 26 units

Maximum Potential Live/Work Units

Estimated maximum : 25 units on 3 acres

Assumptions:

- For the AR, RR and R-1 Zoning Districts used the maximum density allowed in the Zoning Ordinance times 2 to allow for second dwelling units and reduced by 0.75 percent to take into account site constraints, easements, etc.
- For the R-2 Zoning District used same density as R-1 District of 6 units per acre reduced by 0.75.
- For the C-1 District the R-3 density of 15 units/acre was applied to one half of the lot area to account for parking, easements, right-of-way and site constraints, and this figure was reduced by 50% to account for first floor commercial use requirement. Overall yield was cut thirty percent to take into account the historical rate of residential growth that has occurred in Cotati during the past five years.

- Industrial area live/work units based on this use being developed on approximately 10 percent of the vacant industrial land.
- A total of 104 of a potential 198 units included in the adopted Santero Way Specific Plan will be built during the time frame of this Housing Element, e.g. the next five years.
- All decimals above 0.5 were rounded upward to the nearest whole number.

Zoning Ordinance Density Ranges

Zoning District	Existing Density Range	Revised Density Range
AR Agricultural Residential	1 du/acre	same
RR Rural Residential	1 du/acre	same
R-1 Single Family Residential	up to 6 du/acre	Minimum density of 4 du/acre, Maximum 6 du/acre
R-2 Two Family Residential	up to 10 du/acre	Minimum density of 8 du/acre, Maximum 10 du/acre
R-3 Medium Density Multiple Residential	up to 15 du/acre	Minimum density of 12 du/acre, Maximum 15 du/acre
C-1 General Commercial	Up to 15 du/acre	Minimum density of 12 du/acre, Maximum 15 du/acre.
AC Agricultural Commercial	up to 15 du/acre	Minimum density of 12 du/acre, Maximum 15 du/acre.
O Office	up to 15 du/acre	Minimum density of 12 du/acre, Maximum 15 du/acre.
M-1 Light Industrial	Not permitted	15 du/acre



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